



PERFECT RENT



Honingerhof
3063 AH Rotterdam

€ 1.495 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.495 p.m. ex.
Decoration	Partly furnished
Service charges	€ 155
Status	Available
Acceptance	Directly
Apartment type	Walk-up flat, apartment
Build type	Existing
Living surface	75m ²
Rooms	3
Bedrooms	1
Floors	1
Energy label	C
Balcony	Yes

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.



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Fantastic, 3-room apartment in a quiet location, in the heart of Kralingen. The property is located on the ground floor, has a terrace facing southwest, and will be delivered unfurnished. The apartment is located in the small-scale complex "Honingehof."

The apartment has its own enclosed parking space, which is subject to a mandatory monthly fee of €125.

Layout:

- Living room with open kitchen of approx. 38 m².
- Bedroom of approx. 11 m².
- Second room of approx. 6.5 m².
- Bathroom of approx. 6.2 m².
- Separate toilet.
- Indoor storage room with washing machine connection.
- External private storage space, accessible via the parking lot.

Various features:

- Inventory/Furnishings: laminate flooring, lighting, and window coverings.
- Kitchen amenities: stovetop, extractor hood, fridge/freezer, dishwasher, and combination microwave.
- Bathroom amenities: walk-in shower, sink, mirror with cabinet space, and designer radiator.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Private parking space behind the complex included in the rent.
- The property has energy label C.

Conditions:

- The monthly rent is €1,495.00. This rent does not include the service costs of €30 per month. The costs for the mandatory parking space are €125 per month. The additional monthly costs consist of heating, water, electricity, internet, TV, and municipal taxes. For a rough estimate of the additional costs, please visit the website of Nibud (National Institute for Budget Information) under the heading 'uitgaven' (expenses). As a real estate agent, we will assist you free of charge in concluding the utility contracts.
- It is not possible to apply for rent subsidy.
- The deposit is €1,650.00.
- The property can be occupied by a maximum of 2 people. Occupancy by 2 people is only suitable for a couple, not for housemates.
- The minimum rental period is 12 months.
- Smoking in the property is not permitted.
- Pets are not allowed.

Income requirement for working people:



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- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income at a rate of 1%.
- For employees: a remaining term of employment of at least 10 months or a letter of intent to extend the employment contract.
- For self-employed persons: confirmation of income by an external accountant for the entire past financial year and the current financial year (forecast).
- In other cases, it may be possible to qualify with a guarantor or a security deposit increased by 1 to 2 months' rent.

Income requirement for students:

- This property is not suitable for students.

Income requirement for guarantor:

- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the rental obligations under the guarantee in addition to your own expenses.
- Otherwise, the same requirements as for employees or self-employed persons.
- A guarantor is only required if your income is €200 or less below the income requirement.

Interested?

We use an automated system for viewing requests. To participate in the process, please express your interest via the advertisement or use the "contact the real estate agent" button. We will normally respond within five business days. Thank you in advance for your effort!



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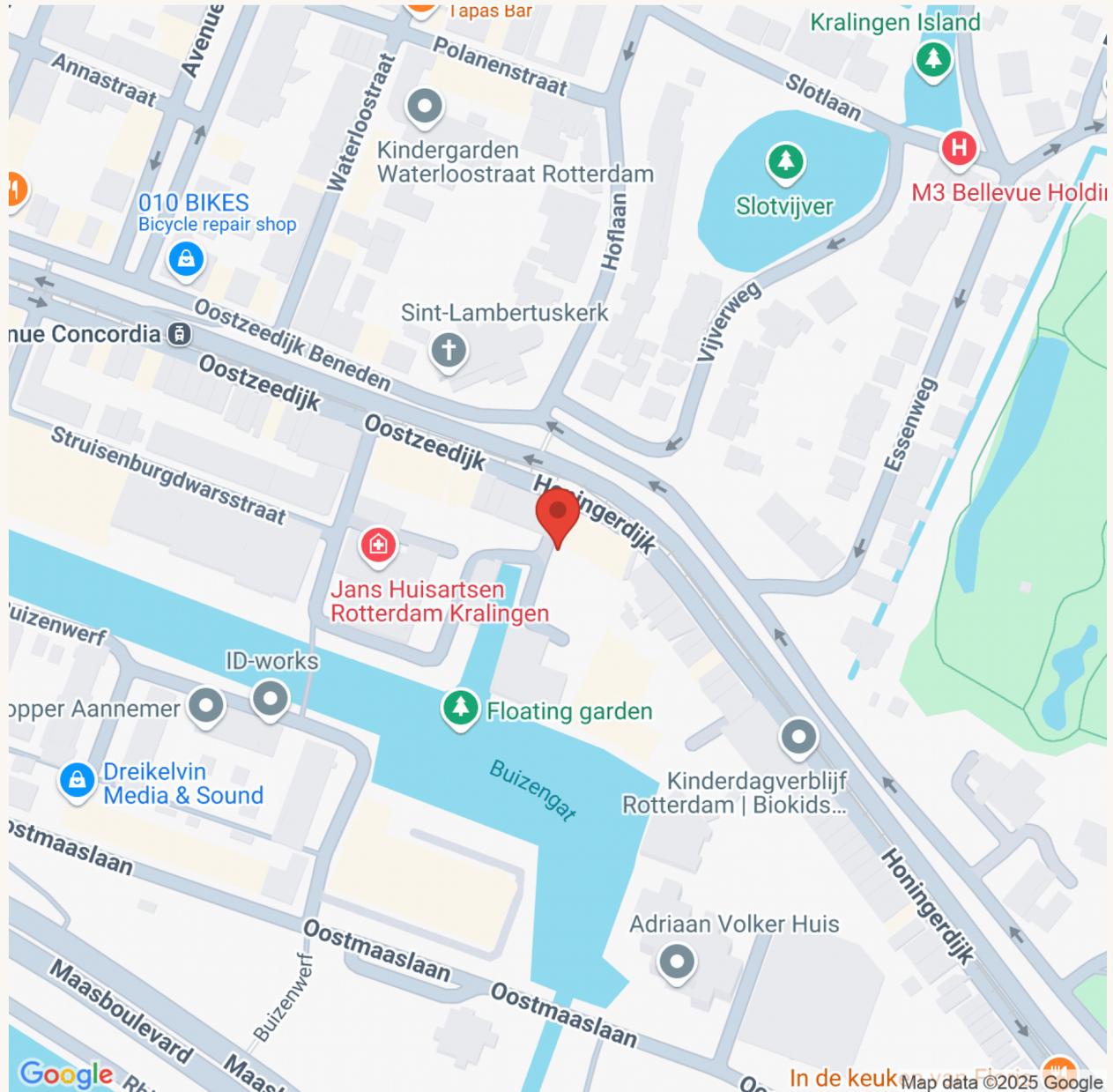


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